102.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,400 / 836,400
					USE VALUE:	836,400 / 836,400
					ASSESSED:	836,400 / 836,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOY WILBERT & LAURA
Owner 2:	
Owner 3:	
Street 1:	25 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCNALLY RUTH A & CAROL M -
Owner 2:	-
Street 1:	25 DICKSON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	408,000		428,400	836,400
Total Card	0.147	408,000		428,400	836,400
Total Parcel	0.147	408,000		428,400	836,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.30 | /Parcel: 516.3

Legal Description

User Acct 65707

GIS Ref

GIS Ref

Insp Date 10/04/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	407,100	0	6,400.	428,400	835,500	835,500	Year End Roll	12/18/2019
2019	101	FV	311,400	0	6,400.	434,500	745,900	745,900	Year End Roll	1/3/2019
2018	101	FV	311,400	0	6,400.	324,400	635,800	635,800	Year End Roll	12/20/2017
2017	101	FV	311,400	0	6,400.	293,800	605,200	605,200	Year End Roll	1/3/2017
2016	101	FV	311,400	0	6,400.	281,500	592,900	592,900	Year End	1/4/2016
2015	101	FV	298,800	0	6,400.	238,700	537,500	537,500	Year End Roll	12/11/2014
2014	101	FV	298,800	0	6,400.	226,400	525,200	525,200	Year End Roll	12/16/2013
2013	101	FV	298,800	0	6,400.	215,400	514,200	514,200		12/13/2012

!8147!

PRINT

Date	Time
12/10/20	22:43:48

LAST REV

Date	Time
06/01/18	10:24:08
ekelly	
8147	

USER DEFINED

Prior Id # 1:	65707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCNALLY RUTH A	64777-593		1/9/2015		681,000	No	No		CAROL MCMALLY DOD 4/18/2014 BK 64777 PG 591
MCNALLY RUTH A	30548-148		8/16/1999		355,000	No	No		CAROL MCNALLY DATE OF DEATH 4/18/2014 BK 6477
KAZLAUSKAS EMIL	29139-163		9/25/1998		179,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Mail Update	EMK	Ellen K
10/4/2016	Measured	DGM	D Mann
3/24/2009	Inspected	189	PATRIOT
1/6/2009	Measured	372	PATRIOT
12/4/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
8/28/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

Total AC/HA: 0.14692 | Total SF/SM: 6400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,400 | Spl Credit | Total: 428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29814816
Const Adj.:	1.12443745
Adj $ / SQ:	182.461
Other Features:	84319
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427660
Depreciation:	19672
Depreciated Total:	407988

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

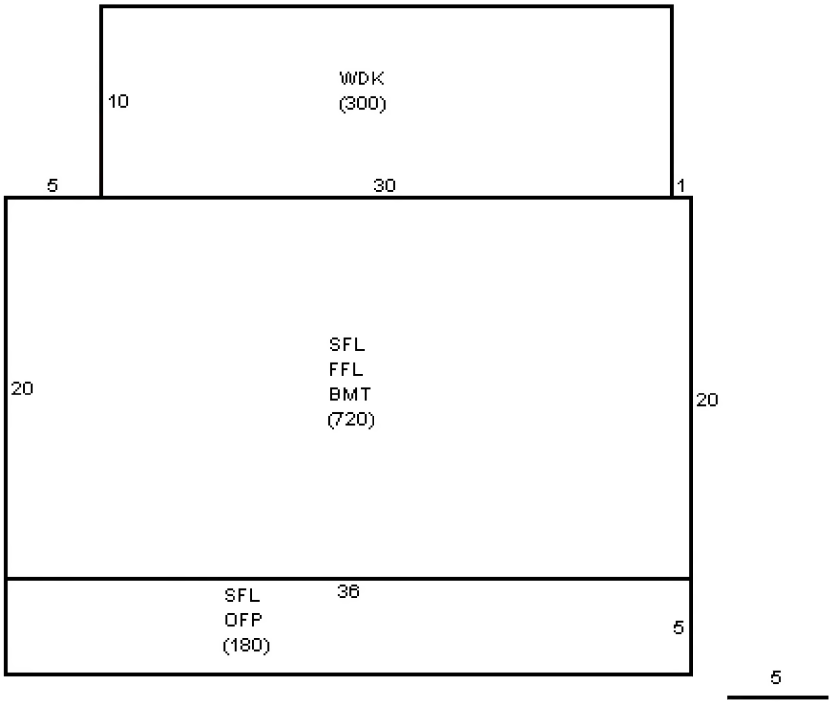
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.46
Special Features:	0	Val/Su Net:	144.68
Final Total:	408000	Val/Su SzAd	251.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	182.460	164,215
BMT	Basement	720	54.740	39,412
FFL	First Floor	720	182.460	131,372
WDK	Deck	300	10.490	3,148
OFP	Open Porch	180	28.860	5,195

Net Sketched Area:	2,820			Total:	343,342
Size Ad	1620	Gross Are	2820	FinArea	1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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